

DETAILS OF JEEVAN SAHAR CHSL FOR REDEVELOPMENT	
Name of the Society:	JEEVAN SAHAR CHSL
Address	Jeevan Sahar Cooperative Housing Society, Old Chakala, Sahar Road, Dewool Wadi, Plot No. 94, Tarun Bharat Col., Andheri (East), Mumbai – 400 099.
Society Regn. No.	BOM/HSG-3232 Of 22.11.1971
Address / Location:	https://maps.app.goo.gl/z42VY6uiKPnNWTydA
Plot area to be taken as per concerned approval authority	The Tenderer shall consider the plot area as permitted by the concerned approval authority for proposed development.
CTS No & Village:	CTS. No. 147 , Village: Sahar (Society Mutation on the PRC is not appearing, Plot is shown as Agricultural)
7/12	Survey no. 94 Hissa no. 1B, Village Sahar (Mutation on the 7/12 is not appearing. Janmadas Dayalji Boda is appearing as Owner. Plot are 2985 sq. mtrs.)
Plot Area as per Property Rule Card	2986.0 sq. mtrs
Plot Area as per Conveyance Deed	2986.5 sq. mtrs.
Plot Area as per Total Station Survey	3033.0 sq. mtr.
Existing Road Width:	9.15 mtrs. road Right to way. from Tarun Bharat CHSL by way of agreement dated 17 th May 1972 enclosed in 'Annexure L'
Existing Carpet Area as per finalized by the Society (TO BE CONSIDERED FOR ADDITIONAL AREA, HARDSHIP ALLOWANCE, RENT ETC.)	21892 sq. ft.
Share of unutilized FSI to be given as compensatory additional carpet area to members over and above existing & offered carpet area	41 sq. ft. per member (Total 2296 sq.ft.)
2025-26: RR Rate per Sq. Meter for the Land:	Rs. 78,740/- per sq. Mtr.
2025-26: Year RR Rate per Sq. meter for the Residential	Rs. 1,69,870/- per sq. Mtr.
Total No. of Members	56 Members
Existing Flats/Units Configurations:	56 Units
Conveyance Status:	Free Hold
Time for Completion of the Project:	30 (Thirty) months plus grace period of 6 (six) months on merit from the date of the said Property being vacated by the members and handed over to Developer for the purpose of redevelopment. (Inclusive of holidays, Sundays and Monsoon Period)
Accessibility	<ul style="list-style-type: none"> • Nearest Railway Station: Andheri Railway Station approx. 640 mtr. • Sahar Road Metro Station (Line 3 – Aqua Line): Approximately 500 meters away. • Domestic Airport is about 3.4 km and international airport is about 2.5 km from the plot • Chakala (J.B. Nagar) Metro Station (Line 1 – Blue Line): Around 470 meters • Gundavali Metro Station is approx. 1.8 km from the plot • Western Express Highway is approx. 1 km from the plot
Zoning & Reservation as per DCPR 2034	As per available information and MCGM DCPR 2034, BMC Ward sheet, this plot is falling under Residential zone.
Survey of land	<p>The Tenderer is requested to carry out his own survey of the property to ascertain the physical area of the land before they quote for this proposal Form. The proposal from the Developer shall be firm based on the area as permitted by the concerned approval authority for proposed development.</p> <ol style="list-style-type: none"> 1) It is recommended that Bidder shall undertake superimpose of all available plot boundaries as per survey, CTS plans, DP plan etc. 2) If the Proposer finds any variation in physical possession of the land,

	<p>then he has to state the variation in this offer /bid.</p> <p>3) Any claim or variation in the offer shall not be accepted by the Society after the submission of his bid.</p>
Road setback	The developer shall ascertain from their end about the road setback, if any.
User Permitted	Residential
Special Disclosure	<ol style="list-style-type: none"> 1. The Plot NA conversion is to be undertaken by the Selected Developer at its own cost. 2. Mutation on 7/12 & PRC to be undertaken by the Developer at its own cost 3. The society has an existing covered well on site. The selected developer should retain this well, thereby eliminating the need to construct a new borewell on site. A separate connection of the well water should be provided to each flat in the redeveloped building.
Earnest Money Deposit (EMD)	Rs. 10,00,000/- (Rupees Ten Lacs only) by cheque in favour of JEEVAN SAHAR CHSL.
Security Deposit	Interest free Security Deposit: In addition to Reserved Area, Interest free Security Deposit towards performance shall be Rs. 1,00,00,000/- (Rs. One Crore Only). The same amount will be converted into interest free security towards Defect Liability Period of 5 years from OC.
Time for completion of works:	30 (Thirty) calendar months plus 6 (Six) Months grace period (Grace Period is subject to request received in writing from the developer)
Cost Of Tender Document:	Tender documents can be purchased from 11th June 2025 to 24th June 2025 onwards on any working day from PMC office from 11 am to 6 pm on payment of Rs. 17,700/- (Rupees Seventeen Thousand Seven Hundred Only) including GST, in Cash/DD/Pay order in the name of Toughcons Nirman Pvt. Ltd. (non-refundable).
Tender Submission	Sealed Tender documents shall be submitted only at the Society's office between 4 pm to 6 pm in the manner prescribed in the instructions to Tenderer on 19th July 2025 with interest free Earnest Money Deposit
Tender opening	<i>Sealed pre-qualification bids and Commercial Bids shall be opened at the Society's premises on day, 20th July 2025 in SGM at 11 a.m.</i>
Architect Cum Project Management Consultant (APMC)	TOUGHCONS NIRMAN PVT. LTD. 1st Floor, Bhagwant Niwas, Naik Wadi, Opp. Vishwa Kripa Hospital, Goregaon (East), Mumbai – 400 063. Tele: +91 93210 52225 Email: tender.tnpl@gmail.com